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## CHAPTER 1167

### C-1 LOCAL COMMERCIAL DISTRICT

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#### **1167.01      PURPOSE.**

The purpose of the C-1 District is to encourage the establishment of areas for convenience commercial uses which tend to meet the daily or weekly needs of the residents of an immediate neighborhood, and to provide a lower intensity of use for the general public.

#### **1167.02      PERMITTED USES.**

Permitted uses in the C-1 District include the following:

- (a) Agriculture (grain crops), but not including animal or poultry husbandry, and provided that any lot in such use shall not be less than five (5) acres.
- (b) Single-family dwellings.
- (c) Two-family dwellings.
- (d) Two-family and multiple-family dwellings for three (3) or more families.
- (e) Zero lot-line single-family homes.
- (f) Adult day care facilities.
- (g) Child day care facilities (1-6 children) (Refer to **Section 1185.06**).
- (h) Child day care centers (Refer to **Section 1185.06**).
- (i) Churches and other places of religious worship.
- (j) Funeral homes.
- (k) Hospital, sanitarium, except a criminal, mental or animal hospital.
- (l) Institutions of higher learning and of a religious, educational, charitable or philanthropic nature.
- (m) Convenience store, grocery store, drug store, meat market, florist, delicatessen, notion or stationery store; except that no such building shall have a total ground floor area in excess of fifteen thousand square feet (15,000 sf).
- (n) Clinic.
- (o) Dressmaking, tailoring, shoe repairing, repair of household appliances and bicycles, catering, laundry and dry cleaning/pressing, and bakery with sale of bakery products

on the premises, and other uses of a similar character, provided that no use permitted in this paragraph shall employ more than ten persons in a single shift on the premises, not including employees whose principal duties are off the premises or temporary seasonal employees.

- (p) Service station.
- (q) Personal service shop including barber or beauty shop, bank, photographic or artist studio, messenger or telegraphic service, newspaper substation, dry cleaning or laundromat, and any other personal service establishment of similar character.
- (r) Off-street parking lot.
- (s) Restaurants, ice cream parlors, not including entertainment or dance halls, or drive-in or drive-through restaurants.
- (t) Adult group homes.
- (u) Bed and breakfast operations.
- (v) Boarding or rooming houses.
- (w) Condominiums and cooperative apartments.
- (x) Single-and multiple-family dwellings for persons aged sixty (60) or above.
- (y) Public or private schools.
- (z) Outdoor and indoor commercial recreational facilities.
- (aa) Governmentally owned, community building, museum, library, or art gallery.
- (bb) Business and professional offices of financial, insurance, real estate, civic, educational, religious, and philanthropic establishments or organizations.
- (cc) Private clubs, fraternities, sororities or lodges, excluding those that are customarily conducted as a gainful business.
- (dd) Swimming pool (community or club) (Refer to **Section 1185.12**).
- (ee) Accessory building or use customarily incidental to any of the above uses, including administrative offices, garages, and maintenance, and storage buildings.

### **1167.03      CONDITIONALLY PERMITTED USES.**

The following uses shall be approved in accordance with **Chapter 1148**:

- (a) Drive-in and drive-through restaurants.
- (b) Dance halls.
- (c) Nursing or convalescent home.
- (d) Business or commercial school.
- (e) Non-commercial equestrian stables and riding facilities.
- (f) Dancing or music academy.
- (g) Wireless telecommunication towers (Refer to **Section 1185.13**)
- (h) Any other use which is determined by the Zoning Board of Appeals to be of the same general character as the above uses.

**1167.04 HEIGHT AND AREA REGULATIONS.**

Height and area regulations shall be in accordance with requirements set forth in **Chapter 1181**. Additionally, every building or portion thereof which is used for dwelling purposes, shall comply with the side and rear yard and lot area per-family requirements of the R-4 Multiple Family District.

**1167.05 PARKING AND LOADING REGULATIONS.**

Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in **Chapter 1183**.